

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

3/30/15 1:13:31
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

STATE OF MISSISSIPPI
COUNTY OF DESOTO

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated May 23, 2013, executed by CONNIE R. MCMURRY, conveying certain real property therein described to LINCOLN HODGES, as Trustee, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR NOLA LENDING GROUP, LLC, Original Beneficiary, to secure the indebtedness therein described, as same appears of record in the office of the Chancery Clerk of DeSoto County, Mississippi filed and recorded June 19, 2013, in Deed Book 3662, Page 301; and

WHEREAS, the beneficial interest of said Deed of Trust was transferred and assigned to Pacific Union Financial, LLC by instrument recorded on March 9, 2015 in the office of the aforesaid Chancery Clerk in Deed Book 3947, Page 735; and

WHEREAS, on March 20, 2015, the undersigned, Rubin Lublin, LLC has been appointed as Substitute Trustee by instrument recorded in the office of the aforesaid Chancery Clerk in Deed Book 3953, Page 761; and

NOW, THEREFORE, the holder of said Deed of Trust, having requested the undersigned so to do, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee shall, on **May 6, 2015** within the lawful hours of sale between 11:00AM and 4:00PM at the east front door of the Courthouse proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in DeSoto County, Mississippi, to wit:


LOT 222, SECTION F, MAGNOLIA ESTATES SUBDIVISION, SITUATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 39, PAGE 21, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO CONNIE MCMURRY BY WARRANTY DEED OF RECORD IN BOOK 582, PAGE 417 IN SAID REGISTER'S OFFICE. TAX PARCEL ID NO. 1067-35120-00222.00

PROPERTY ADDRESS: The street address of the property is believed to be **10272 PALMER DR., OLIVE BRANCH, MS 38654**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

WITNESS MY SIGNATURE, this 27th day of March, 2015.



Rubin Lublin, LLC, Substitute Trustee
119 S. Main Street, Suite 500
Memphis, TN 38103
www.rubinlublin.com/property-listings.php
Tel: (877) 813-0992
Fax: (404) 601-5846

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5. 6. 2015

4/14/15 1:13:12
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

TRUSTEE'S NOTICE OF SALE

WHEREAS, on April 30, 1999, Christopher H. Neely executed a purchase money Deed of Trust to Patricia O. Jones as Trustee for Mortgage Guaranty Corporation, Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 1107 at Page 103;

WHEREAS, said Deed of Trust was thereafter assigned to Trustmark National Bank with this recorded in Book 1124 Page 132;

WHEREAS, on August 11, 2014, Trustmark National Bank substituted James Eldred Renfroe as Trustee in the aforementioned deed of trust with this recorded in Book 3861 at Page 449;


WHEREAS, there being a default in the terms and conditions of the Deed of Trust and entire debt secured having been declared to be due and payable in accordance with its terms, Trustmark National Bank, the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

NOW, THEREFORE, I, James Eldred Renfroe, Trustee for said Deed of Trust, will on May 6, 2015, offer for sale at public outcry, and sell within legal hours (being between the hours of 11:00 a.m., and 4:00 p.m.) at the east main door of the DeSoto County Courthouse in Hernando, MS, to the highest and best bidder for cash, the following described property situated in DeSoto County, MS, to-wit:

Lot 1478, Section C South, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 10, Pages 3-8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Trustee, with no warranties.

WITNESS my signature this 7th day of April, 2015.



JAMES ELDRED RENFROE, Trustee

James Eldred Renfroe, 648 Lakeland East Dr., Ste A, Flowood, MS 39232, Phone 601-932-1011

Publish: 4/14, 4/21, 4/28, 5/5

5-6-15